016.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,095,800 / 1,095,800
					USE VALUE:	1,095,800 / 1,095,800
					ASSESSED:	1,095,800 / 1,095,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ASDOORIAN MARK
Owner 2:	LIN FENNY
Owner 3:	
Street 1:	74 MARY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PHILLIPS GARY P & CAROL W -
Owner 2:	-
Street 1:	74 MARY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .225 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 3070 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9810.000	523,300	1,100	571,400	1,095,800
Total Card	0.225	523,300	1,100	571,400	1,095,800
Total Parcel	0.225	523,300	1,100	571,400	1,095,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.94 | /Parcel: 356.94

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 11579

GIS Ref

GIS Ref

Insp Date 08/05/21

!1404!

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	523,300	1100	9,810.	571,400	1,095,800		Year end	12/23/2021
2021	101	FV	419,900	1100	9,810.	571,400	992,400		Year End Roll	12/10/2020
2020	101	FV	419,900	1100	9,810.	571,400	992,400	992,400	Year End Roll	12/18/2019
2019	101	FV	317,800	1200	9,810.	607,200	926,200	926,200	Year End Roll	1/3/2019
2018	101	FV	317,800	1200	9,810.	442,900	761,900	761,900	Year End Roll	12/20/2017
2017	101	FV	317,800	1200	9,810.	385,700	704,700	704,700	Year End Roll	1/3/2017
2016	101	FV	317,800	1200	9,810.	328,600	647,600	647,600	Year End	1/4/2016
2015	101	FV	310,200	1200	9,810.	321,400	632,800	632,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:57:06

LAST REV

Date	Time
11/10/21	10:06:26
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 1404

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PHILLIPS GARY P	78771-237	1	9/24/2021		1,575,000	No	No		
	16610-543		12/1/1985		218,000	No	No		Y

USER DEFINED

Prior Id # 1:	11579
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2008	684	Redo Bat	11,600			G10	GR FY10	
9/1/1999	588	Alterati	95,480					NEW GAR, MASTER BR

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
8/5/2021	Measured	DGM	D Mann
2/12/2009	Meas/Inspect	294	PATRIOT
9/4/2001	Permit Visit	PM	Peter M
10/30/1999	Inspected	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	267	PATRIOT
8/27/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9810		Sq. Ft.	Site		0	80.	0.73	1									571,444						571,400	

Total AC/HA:	0.22521	Total SF/SM:	9810	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	571,444	Spl Credit		Total:	571,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05824256
Const Adj.:	1.00188005
Adj $ / SQ:	137.830
Other Features:	109038
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	548494
Depreciation:	25231
Depreciated Total:	523264

COMMENTS

ADD IN PROGRESS, RECK 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

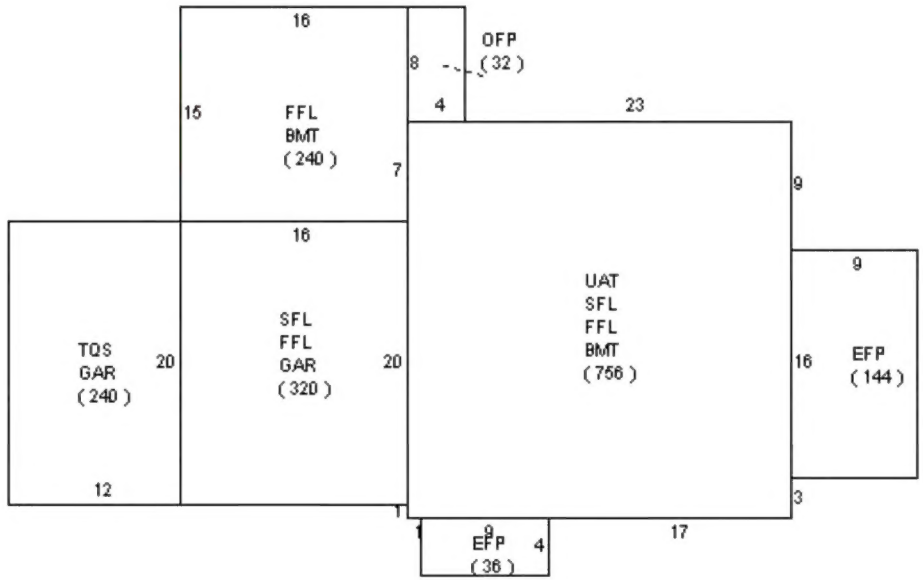
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	137.83
Special Features:	0	Val/Su Net:	115.54
Final Total:	523300	Val/Su SzAd	203.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,316	137.830	181,385
SFL	Second Floor	1,076	137.830	148,305
BMT	Basement	996	54.790	54,568
GAR	Garage	560	19.500	10,920
UAT	Upper Attic	189	55.130	10,420
EFP	Enclos Porch	180	42.430	7,637
TQS	3/4 Story	180	137.830	24,809
OFP	Open Porch	32	44.080	1,411
	Net Sketched Area:	4,529	Total:	439,455
Size Ad	2572	Gross Area	5156	FinArea 3070

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 016.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	A	Y	1	15X20	G	GD	1997	4.38	T	13.2	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100